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1	PUBLIC HEARING	
2		
3	Tuesday, August 9, 2005	
4	7:00 o'clock p.m.	
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6	RE: Sunrise Assisted living of Barrington	
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8	PLAN COMMISSION VILLAGE OF BARRINGTON	
9	VIDIAGE OF DAKKINGTON	
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12	Held on Tuesday, August 9, 2005,	
13	commencing at the hour of approximately 7:00	
14	p.m., at 200 South Hough Street, Barrington,	
15	Illinois.	
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17	PLAN COMMISSIONERS PRESENT:	
18	Anna Bush, Chairman	
19	John Patsey, Commissioner Dan Hogan, Commissioner Ed McCaulou Commissioner	
20	Ed McCauley, Commissioner	
21		
22	ALSO PRESENT:	
23	Paul Evans, Assistant Director of Planning	
24		

1	CHAIRMAN BUSH: We will call the Plan
2	Commission of the Village of Barrington to order
3	for the meeting of August 9, 2005.
4	Can we have attendance, please.
5	MR. EVANS: Sure. Commissioner
6	McCauley?
7	COMMISSIONER McCAULEY: Present.
8	MR. EVANS: Commissioner Patsey?
9	COMMISSIONER PATSEY: Here.
10	MR. EVANS: Commissioner Hogan?
11	COMMISSIONER HOGAN: Yes.
12	MR. EVANS: Chairperson Bush?
13	CHAIRMAN BUSH: Present. We have a
14	quorum.
15	Tonight the business before us is
16	PC 05-05, Sunrise Assisted Living of Barrington,
17	a special use/planned development/map amendment,
18	at 550 West Northwest Highway.
19	We also have some other agenda
20	items, mainly the approval of some minutes of
21	our planning department. I'll take those at the
22	end of the meeting, so that we can get you all
23	out of here tonight.
24	And I see that we have a large

crowd in attendance. And we also have the petitioner who is going to present tonight.

2.

So what I would like to do is ask anyone who is going to give testimony tonight, that being the petitioner or any residents, to please stand and raise your right hand so I can swear you in -- even if you are not sure, but you think you might want to speak tonight, please stand and raise your right hand.

(So sworn.)

All right, the order for tonight is going to be as follows: The petitioner, Sunrise Assisted Living, is going to give its presentation first, followed by the staff response, followed by the petitioner's response to the staff's response. The Plan Commission can ask questions at any time. We'll then take comments from residents, and each resident who wants to speak will be heard; whether it be tonight or at a continued meeting, if we can't get you all in tonight. Our meetings usually start at 7:00, and end sometime between 9:00 and 9:30, depending upon whether we think we can finish up or we need to continue our meeting.

1 And that will be my sole discretion.

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We'll close testimony. We'll eventually go to consideration, and the Plan Commission will then make a recommendation. The recommendation will then go to the Village Board.

I ask you all to consider several things. First of all we are a recommending body, not an approving or disapproving body. We simply make a recommendation that goes to the Village Board. They can accept or reject our recommendation.

Second of all, please, there is a lot of you here to speak tonight, we are very happy for that. We like to see our residents appear, and we like to hear what you have to say. I would ask that you be respectful at the meeting. Understand we are residents just like you are.

Second of all, to please not simply get up and give cumulative statements. If you endorse what somebody else said, you are welcome to say you endorse what they said but you don't have to reiterate what they said.

1 We are happy to have all of your 2. comments again, but please try to be time 3 constrained because it's a long meeting, no 4 matter what happens, and to be as succinct as 5 you possibly can. 6 That having been said, we will 7 proceed with the petitioner's testimony, 8 Mr. Graft? 9 Thank you, Madam Chairman. MR. GRAFT: My name is for the record is 10 11 William C. Graft. The law firm is Graft and 12 Jordan, 1900 East Golf Road, Suite 600, 13 Schaumburg, Illinois, 60173. 14 Tonight I represent Sunrise 15 Assisted Living of Barrington. And I want to 16 thank the Plan Commission for their time on this 17 hot evening and for all our neighbors who 18 apparently who have showed up as well, so I 19 appreciate that. 20 At the start of the public hearing 21 it's always tradition, Madam Chairman, that we 2.2 tender both the affidavit of notice and all of our green cards in a sealed envelope here, and I 23 24 have copies if anyone would like to see --

CHAIRMAN BUSH: You can tender it to Mr. Evans.

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MR. GRAFT: Okay, thank you. (Documents tendered to Mr. Evans.)

Just for the record, we did provide property owner information based on authentic tax records and pursuant to Village and State ordinance, and information from the Lake County Assessor's records.

On July 22nd, we sent out property owners return -- Certified Mail return receipt cards. They were sent both by Certified Mail, as required by village ordinance; and as a matter of courtesy by regular mail because some people don't want to bother with picking up Certified envelopes, and I'm one of those. It's a hassle.

We also sent notices out to more than, to more property owners than the ordinance requires, which is 250 feet excluding streets and rights of way. We thought that all those residents who are on Cumnor and Scott Avenues and that section of Merton Road, and then directly north of the subject property were

entitled to receive courtesy notices as well.

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The village posted signs on July 22, and they published notice on July 25th in the edition of the Daily Herald Newspaper.

Pursuant to village recommendation and practice, quite frankly neighborhood empowerment, a letter to our neighbors telling them what we intend to do with the property in this village. We conducted a neighborhood meeting. We sent to virtually the same folks who were entitled to notice, plus those beyond.

We conducted that meeting on

June 22nd. Only one adult neighbor by the name

of Edward Minsel (phonetic) and his two-year old

son Eddie attended. Since then we received a

couple of calls from neighbors. I understand

there were just a few calls here to the village

as well.

There was apparently a rumor that this project involved a five-story building and some other things. And clearly that was not the case. And I think once we are able to present what this building is and what kind of use, hopefully we will be able to address those

1 concerns.

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We are proud to present this
project. To start with the big picture, this is
a creation of an outlot essentially at the
northwest corner of Cumnor Avenue and Route 14
and Northwest Highway in the Village of
Barrington. It's an outlot of the General
Electric Healthcare Campus, which is 25.5704
acres on the north side of 14. The site is
currently vacant 1.8786 acres. And we propose
that to be subdivided off from the campus.

Tonight let me introduce those who are representing this petition. And I would just ask you to stand. And you will hear from them very briefly as we explain our petition.

Tim Hedges, who is with Sunrise
Senior Living, Inc., which is our nation's
premier providers of assisted living, and he
will talk to that.

Our project engineer is John Green.

He's with Groundworks, Limited. He's the

principal there. I can't miss you with that

nice shirt on, it's green, John Green.

Our traffic engineer is Timothy

Doron, who is a principal at KLOA, very familiar with the village.

2.

Our lead architect is Jim Mills with Ergo and Carl Krosak (phonetic) who is with Gary Webber, neither of those two are in attendance tonight because we've already met with the appearance review commission in the village and had some very complimentary, positive statements, and appearance and architecture is not necessarily the purview of this Planning Commission.

I also have Steve Hovany with Principal Strategy Planning, Inc. So, I would like to give you the overview of this project and then have very brief overview of the project and have Tim Hedges speak to who is Sunrise, who is this provider who wants to come into the Village of Barrington.

In short, the current zoning of the subject property is a split zoning. It's both zoned M-1 limited manufacturing district, and it's also, a portion of the property is zoned R-5 single-family residential, which permits 10,000 square foot lots, single-family detached

1 lots.

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In the village's ordinances this property, it falls both in neighborhoods 10 and 15. And so we are in two neighborhoods in two zoning categories.

Tonight we are here to request the following: Site plan approval, preliminary plat of subdivision approval, a map amendment to change the underlying dual zone, M-1 limited manufacturing and R-5 single family residential, to strictly an R-5 zoning district.

We are requesting a special use permit for a planned development for the property. Let me explain what that is about, that is required strictly because we are asking for subdivision of a property that is currently more than three acres, that's a fairly new ordinance. I think it's a 2000 ordinance in the village; and because the General Electric Healthcare Campus is 25 and a half acres, more or less, our subdivision out of, on the village ordinances requires a planned development, which gives lots of control for the municipality.

There are two minor exceptions,

1 both of which has been recommended or the 2. village staff has recommended, two exceptions to 3 the R-5 District. And the first one is reducing 4 the interior side yard from 33.7 feet to 5 20 feet. The other is increasing the maximum 6 building height from 25 feet to 30 feet, 9 7 inches. We may need the additional height. 8 We've submitted for less than that but we may 9 need additional height because it's measured from the public highway of Route 14. Again, we 10 11 are well within the village long-standing 12 35-foot maximum. 13 And both exceptions, both of these 14 exceptions are minor exceptions that I think are 15 recommended by staff because they help us fit 16 into the staff's proposed zoning category, which 17 is R-5. 18 We could do this with the permitted 19 use with no exceptions to the side yard, 20 otherwise it would be an R-7. But we have no 21 dispute with the village about petitioning for 2.2 R-5. 23 So that's kind of what our current

zoning is, what we are asking for.

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1 And now Mr. Hedges to talk about 2. who is Sunrise. Thank you, Tim. 3 MR. HEDGES: Thank you, Tim Hedges, 4 220 West Huron, Suite 500, Chicago, 60610. 5 And thank you on behalf of Sunrise 6 for the opportunity to present tonight. I would 7 like to spend a little time talking about the 8 company, a little time talking about what 9 assisted living is and the services that we provide, and talk about the building design and 10 11 how the design works with the operations. 12 Sunrise is one of the nation's most 13 experienced providers of assisted living 14 services for the elderly. It was founded almost 25 years ago by Paul and Terry Claussen who saw 15 16 a real lack of alternatives for frail elderly 17 outside of nursing homes, and wanted to create a much more residential, dignified environment for 18 19 people needing some amount of help with their 20 activities of daily living.

Assisted living is really for people who are no longer independent, past driving, past cooking for themselves typically; but they don't need full-time medical attention

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like you would get in a nursing home.

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The average age is about 85 years old. And our residents typically need some help with daily living, whether it's getting up in the morning and coming down to breakfast, reminder to take medication, ride to a doctor's appointment; each resident has unique and different needs. Some have eyesight or mobility problems, but typically have some level of personal care needs that they like to, they need and get.

So we have a nurse available to help residents with a wellness program that's focused largely on diet, exercise, and medication management. Other services included are three meals a day in a common dining room, housekeeping and laundry, a full-time activities director with a full calendar of activities for the residents, and personal care, depending on the unique needs of the individual.

The building that we provide all this in is very residential in design and character, because after all it's a home for our residents, and we want them to feel that way and

1 | not feel institutional.

2.

It's designed to fit into the neighborhood and look like it's been there for a long time. And in its residential character we've incorporated a lot of interesting features like wrap-around porches, turrets and dormer windows, lots of landscaping, walking paths and outdoor areas to give it a feeling and environment of a mansion or a grand manor home; again keeping with a very residential theme both inside and out.

Inside we don't use fluorescent lights or long corridors or ceiling tiles. We instead have wall-to-wall carpeting and crown molding, and lots of common area artwork and furniture, because nearly 40 percent of the building is common area, activities rooms, libraries, sun porches, dining rooms, theater room, an ice cream bistro parlor because we want to create a very social atmosphere, much like in your own home.

The resident suites are not apartments or dwelling units in the traditional sense. They are smaller by comparison, average

1 around 350 or 400 square feet with a private bath and a kitchen area, but there's no cooking 2. 3 facilities in the room themselves. And frankly 4 we like that size because it encourages people 5 to come out and use the other common areas of 6 the building, and we found that to be very 7 effective and healthy for our residents to 8 create that kind of environment which encourages 9 social interaction. So we are very much of a social model versus a more traditional medical 10 11 model. 12 The building is broken up in sides, 13 a small neighborhoods to create an intimate, 14 very residential home-like feeling; and so the 15 modest size helps us retain that. 16 Sunrise builds, owns, and operates 17 so the design works hand in hand with the 18 operations and with the unique needs of the 19 residents that we serve. 20 We have won numerous architectural

The company now operates about 400

and interior design and land planning and

homes, mainly in the U.S. but a handful of

landscaping awards for our projects.

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countries as well. There are 15 that we have built in the Chicago area, and it is a public company, well capitalized and enjoys high occupancy rates throughout its projects. So it's a real leader in the industry and sets high standards for quality and design.

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And these projects are good uses for the community. They generate very little traffic, don't have any impact on schools and parks, use very few community services; but at the same time they are property tax ratable.

For Barrington we are proposing a very unique customized building. We have never built one in this area this small, and it's small by a good margin, 45 suites. Our intent is to create a very boutique and small environment that works with the community, with the neighborhood, and with this particular site; and to give that, offer a variety of service options to residents and do that in small neighborhoods, again creating and enforcing that intimate, smaller environment.

We feel there is a real need for this type of service in the Barrington

community. And we give seniors a housing option to allow them to stay in the community where their family may have lived for many years. So we look forward to becoming a part of the Barrington community. I thank you for your time.

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MR. GRAFT: I should probably add that through Tim's leadership Sunrise is already -- they're not new to the community. They're already a member of BACOA, and I think sponsor of the wine event this month at the Barrington Area Council on Aging, so, and that's just part of the corporate policy, to be part of the community, the fabric of the community.

John Green, tell us a little bit about the specifics of the site, the building and otherwise.

MR. GREEN: Good evening. I'm John
Green with Groundwork, Limited, architects,
engineers and planners. Our offices are at 351
West Dundee in Buffalo Grove.

As Mr. Hedges has said, we have had the privilege of working on 15 of the Sunrise communities within the state of Illinois and the

Chicagoland area. I get to use all the pictures so they wired me that way and I can wander around aimlessly. So if you will give me a second, I will begin to do that.

2.

Most of you are familiar with the site, but I should spend just a moment on it.

It is 1.9 acres of the southeast corner of the General Electric facility.

Immediately to the west of us is the General Electric parking lot. The site is surrounded by a variety of uses. So somehow transitional seems to apply, a very number -- a very large range of levels for this particular site.

There is single family residential to the north, there is single family residential to the northeast. There is a commercial shopping center immediately to the east, again the General Electric facility, the parking lot to the west.

To the south there's a variety of office and commercial, car dealerships, and then the train runs immediately past that, Northwest Highway to the south of the site and Cumnor is

on the east of the site.

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I did include in the packet for the Plan Commissioners so we would like you to see what we did give them, some of the surrounding photos, so that they would also be familiar with the site; although I'm sure most of them have probably visited it a number of times.

Now, you can see the residential that exists, the commercial immediately to the east, the edge of the parking lot. The view Number 6 is actually looking toward the south along the west lot line of the site.

Those of you who again are familiar with the site, we're going to have a considerable amount of grade transition. It raises or drops about 16 to 18 feet as you move from the north end of the site to the south end of the site; the north end being the higher portion of the site.

There are a lot statistics that I would like get into, for example, the bulk regulations provide for .35 FAR, we're coming at .27. The parking requirements under the ordinance is 24, we are providing 24 parking

spaces, plus a van parking space. There are loading requirements that we are meeting. There are perimeter setbacks that we are meeting with the exception of the two that are listed on the request today, and that would be one side yard and one height. And I'll explain that a little bit more as I go through the program.

2.

As Mr. Hedges had indicated, a
Sunrise facility is a residence. It's a
residence for people who have other needs for
how they have to live at this point in time.
Some of the ordinances do an excellent job at
regulating what needs to be done in communities
and how it is to be done. However every now and
then zoning gets a little bit behind what is
happening in the world.

Now in the 1950s and '60s, we've had options for all of us who were very young and beginning to start our living with apartments; and condominiums were just coming onto the horizon, and single-family homes and duplexes and row houses; but we only had one option for seniors, and that was nursing homes.

Today, seniors have as much variety

in their need to live as we do. And over time that's taken on private care, nursing homes, assisted living, group homes, and even mother-in-law apartments. Those are all forms of living styles that needed to be created in order to service the wide community of seniors that exist today.

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The average resident's age in the Sunrise Assisted Living facility is 85, and their needs are somewhat different. As Mr. Hedges has also indicated, these are designed as suites, not as units. They are 350, 400 square feet. There's eleven, two-room suites in this, and then the balance are either efficiency suites or one-room suites.

Generally we have a single individual who lives in each of the suites. Sometimes we are fortunate enough to have a couple that move into a suite to enjoy a few years at the Sunrise facility, and that's encouraged.

Sometimes there will be people who are very close friends, and those friendships are important to the living style and the

quality of life, so two-room suites become available for that to happen. Now does that mean that these two-room suites only have two people in it, no. Do we hope that maybe some day it could, maybe.

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But what we have done in order to determine the parking and in order to determine the population count, we always work with the most conservative number. So we just assume that there will be two people living in the two-room suites, that provides some of the safe lifeguards -- safety guards, if you will, for us to design on a conservative basis so that the village will never be impacted by the utilization of the facility.

The buildings are not designed as straight buildings. They are not designed to look like an institution. They are not institutions. They are homes. They are designed to have neighborhoods. This particular facility will be 45 suites divided into five different neighborhoods. There's the Admiral's Place neighborhood which is located on the second floor. There is seven to nine suites in

that neighborhood. That's the neighborhood for some people who have some very special needs, and very special needs that require very special attention. And that attention is focused in that neighborhood, so that they have an outdoor patio on that level. They have their own recreation rooms, they have their own private area for some dining and light meals. got their own activity rooms, and then they have their own suites. We encourage them to utilize the common space. It's designed to do that. Think of it as if you have your master bedroom suites with a little refrigerator and a little sink in it, which we all love to have any way, and then half of that, but all the activities we encourage to be in and outside of the building on the site.

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In fact in some of the suites we even have small windows next to the entry doors. Those windows do two things, first they help provide for an increase in safety. But in addition to that, it looks out into the neighborhood that you are living in. You will find those touches in the Sunrise facility. The

neighborhoods are divided but still have straight lines of sight and they are all kept small, ten suites in this neighborhood, eight suites in that neighborhood. And then each neighborhood is decorated to a particular theme. There will be a Barrington neighborhood because many of the people who choose to live here choose to live here because they have lived in Barrington. We understand that. We understand that the desire for people who are in their senior years, when they're 85, 87, not necessarily to be relocated or to be displaced, but to move into their own neighborhood in their own community and to stay there.

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So there will be a Barrington neighborhood within Sunrise. Usually we work with the local historic museum, have lots of meetings with them, all the stuff in there will be things you'll remember, because it will be things they remember.

There may be a movie neighborhood.

There may be a neighborhood based on animals,

there may be a -- there's one neighborhood

that's only based on lighthouses, and it's all

very, very fine tuned and the neighborhoods will run through the different, through the building, and the building tends to move.

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There's three-season porches, there's outdoor porches, there is activity centers, there's T.V. rooms, there's quiet rooms. There is even a laundry in there; why, because doing the laundry is a very social activity. And even to that level it's important for Sunrise to know that they are accomplishing the fullest living style needs for a quality lifestyle for seniors.

As I said the building tends to move quite a bit. It's designed to look like a residence because it is a residence; yet at the same time it's non-combustible. It's designed to be in emergencies, such situations a building so that, even unique things in life, and I don't want to go into details but one of the premises that it is what's called a friendly place. A lot of them are 87 or 88 years old, and there is an issue of the building, maybe the issue isn't -- something fairly simple, but there's an issue in the building, and the fire department

or police department needs to move some people, not confusing people more than getting them up and saying go outside.

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This building is designed to actually divide itself into separate horizontal zones so we can move people from one part of the building into another part of the building and keep them in the building at all times. And so it can divide itself in fire rings. So that if there is that, God forbid, small fire in one of the suite rooms, it doesn't affect anything or anybody else. It's designed to minimize the amount of impact to the people who are living here and to maximize the opportunities for them to live in a quality style. The building is two stories.

Now, one of the variations that's being requested is for a height of more than 25 feet. Now this R-7, which this could be done with no exceptions, allowed us 35 feet, that's to the mid point of the roof.

Now Sunrise puts a complete gable roof along the entire building. That roof is there so that you will see absolutely no

equipment. You will not see any -- not even an elevator overlook. It will be a residential building. And it will look, act, feel, and be that.

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The building -- we were at the Architectural Review Commission last week. And as we were going through the process, they said to us in their questions, can you tell us where we can see another building like this. And our answer was, I looked at Tim, Tim looked at me and he said no, we can't.

We can't because, now Sunrise has a variety of buildings. Sunrise has built 400 facilities. We have a variety of building styles that are standard. And Sunrise has traditionally used Victorian style houses because it's a very familiar style home. Plus it has -- of 200 buildings there's 50 different styles of Victorians that are out there, there's New England, there's mid-Atlantic, there's farm house Victorian, so as they work in different parts of the country, they work with those different styles.

But in Barrington rather than

working with that, the task given to John Green and associates was, go to Barrington, look at Barrington, look at the materials, look at the style, look at what Barrington has that's unique about it because that's one of the most delightful things about this community, is the way it looks. And they created a facility that isn't all -- that wasn't identified anywhere else in the corporate offices. So it is a facility designed to be here with and for Barrington.

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I mentioned that the inside is just as important as the outside, is that's part of the planning process; but when you're dealing with special needs, we think so. But we think so all of the time anyway. The insides are just as finished as the outside as the site. What we see in these photos is exactly what you will see in the finished product.

The 421st facility was just dedicated last Thursday in Highland Park. And the Mayor of Highland Park came in and said, "You told us what you promised, and you gave us more." That's what Sunrise does because it's

one thing to promise a community you are going to do something, but we are building it for the residents who will live there. They have expectations. And 25 years ago the company started because the owners of Sunrise Assisted Living discerned there were no viable appropriate options for senior living in the assisted living world.

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So what you will see is what you will get, what you'll also get. There is a grand two-story entrance with a staircase, winds up with landings -- well, does that make sense for 87, 88, 90-year old people, yes. There's two railings on that staircase, an upper and lower. I'm already at the point where I'm going up like this (indicating). That's why they are there, to encourage people to use the stairs.

There's elevators in there. When you walk into the main lobby, you won't see them. They are right around the corner. You won't see them; why, because to use the staircase is an important exercise, an important part of living, and it's a grand foyer.

You will even look down the

hallway; and as you look down the hallway, you are not going to see handrails. You are going to see chair rails. Now those chair rails against the wall, about two and a half, three and a half inches from the wall, they are going to be flat on top. That's because you're going to lean on it. But it looks like part of the design, part of the wall design, that's how much detail is intended to be in this facility. And that's the detail we have tried to use in creating the site plan is because -- oh, I should briefly mention, to us there is no fault because we encourage the residents to use the site. It has to feel good and be as good all around. We design the site to be as pleasurable to look at from the inside out as from the outside in.

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Even when we come to the parking area, I only have 24 parking spaces, plus the van space; but even when you come to the parking area, we don't put up 17 or 24-foot light poles with 250-watt, high pressure sodium light bulbs that we're always offsetting, the argument is those lights they're awful.

We put up seven-foot high light poles that look like the old town street lights with 42-watt bulbs in them. We do that because we just need to provide a low level of lighting for safety purposes. That's all. And we have residents living all around here. If there is one group of people who call and complain about lighting first, it will be the people living in here. Because at 9:00 o'clock at night they are going to be asleep and then don't want to be disturbed. And when they are disturbed, they call; and where do they call, they call the front desk or concierge.

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All of those things have been considered in the process of this facility, Sunrise facility.

So what's proposed today is a facility that moves on the site, a facility that's set in the site, not on the site.

Because it's 15 to 16 feet higher at the northwest corner than it is at the south end of the site, what we have done is we have a controlled garden area that is actually etched in the ground about seven feet.

We then placed the building into that ground so that when you get to the south end of the building and to the east side of the building, you are not entering at the grade level. So it's going to look like it sits on the site in the front, and in the site at the bottom; while all houses immediately to the west -- to the north is a little higher, we know what we want, that's fine. We're going to do it and it works very well.

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It's also important you'll see sidewalks meandering around the site. You will see benches that are on the site, rest points. We even designed one little garden wall and it's 18 inches high on purpose. And on the path meanders right by it. It's 18 inches high so that somebody walking along can sit there. We want them to.

We also took one other thing, and believe it or not we put that in the design. We were told that this site if probably designed on the south side, would probably become the most popular place for everybody to go to the Fourth of July fireworks. That was important to us.

Do you know what, please come. Please come sit there, fill the yard. These are important residents of our community. They don't have as much opportunity as you or me to get around as easily. Come spend Fourth of July with them. It's designed to happen.

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We put in walls for you to sit on that wander and we are keeping the trees along the south side of the site because they are beautiful. And we have designed the walls to wander around the trees, so that it all feels very natural and so everybody can sit there. Sit on the wall, sit on the tree, sit on the porch, there will be rocking chairs. Please come. There are no fences. There are no fences because Sunrise doesn't try to build an isolated community. We try to build part of the community.

Turn-arounds and meeting all the standards, the fire department had very specific requirements. They asked us to make it bigger, we did. They asked us to make it 18 feet wide instead of 16 feet wide. I realize that, okay, because we can. We can do it. It's there.

There is even a flag pole there.

The parking lot has a second way, the staff said, mentioned the out only, that's important.

You can come in and out.

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The drop-off area is more important to us than the parking spaces. Picking up and dropping off seniors is important, an activity that takes you or me a minute and a half takes them five, eight, nine minutes. That needs to be generous, that needs to be comfortable and it is.

The parking spaces are there primarily for employees and for visitors. We would like to have more. Please come. People will ask, do you have enough for the holidays, yes, because people who live there, they are 99 percent of the time during the holidays people come to pick them up and take them out.

There is a private little dining area for birthdays, Mother's Day, Grandmother's Day, are the most important days at Sunrise.

And every now and then I'm sure they'll have an event and invite the community and parts of the community and then we'll have appropriate valet

service, God knows we have enough parking immediately to the west of us -- thank you. I keep forgetting my directions here.

2.

But we've also created a loading space and the staff has asked us to have that second driveway be out only; makes sense, a vehicle comes in, it pulls in, can get into the loading space and then it can pull out. It's logical. It keeps the flow moving.

So all of those things we tried to consider, detention/retention there will be a wet pond, then we'll have a little fountain in it -- I'll come back to landscaping.

We have to hook up the site to be serviced. It's important to the community to have a site that's being serviced. We have water; we have sewer. We have the storm water management. And one of the nice things about the site, it does have a natural flow again to the south and that flows off to the north.

With the way we designed the meandering walls, is just naturally -- we've maintained that natural flow. We don't try to send the water back in any neighborhood,

especially when we already know that there's some problems as you go a little bit to the north and a little bit to the east of here.

Can't solve your problems; aren't going to contribute to them, just work at getting your problem solved. But we'll make sure we are not hurting that.

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appropriate. You can see where we come in the garden area -- oh, and the reason why we do that, is these walks are very important for everybody to get around on the site. We want them to get around on the site. There will not be a slope on the site where they have to walk greater than two percent, that's one foot in 20 feet. You can't do that. We can't have steep sidewalks or steps. We are going to make it so that people get around.

We are going to have rest areas, trellises, park benches, bird feeders. We want people to enjoy the site. It is their site.

And I know everybody today wants instant gratification and we have a population

1 that demands it.

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So landscaping plan, I notice one of the conditions in there, the landscaping will be put in at the appropriate season, uh-huh.

Sunrise rarely opens a building without significant landscaping already in place. I have seen it where if there is a way to get the landscaping in on October 30th, and we are going to open on December 1st, we try, because we want the very first resident to have as good an experience as the resident coming in 10, 15, 20, 25 years from now. So we try to put all of that in place, and landscaping is fairly expensive. It should be.

And we are planning on saving seven trees, five along Northwest Highway and two of them along Cumnor, there's three along Cumnor right now. One of them is only in fair condition and we had to put a driveway somewhere so that's life and that's where we put it.

You also wanted to put it so that if we can maintain safety for getting in and out of, of the site so we have put all that into our thought process.

1 MR. GRAFT: How many trees are you 2. planting? 3 MR. GREEN: A bunch, a whole bunch. 4 More -- somebody asked me once about those 5 little magenta trees. I said they're magenta 6 That's where you get magenta from. trees. 7 Those are ornamental trees. So we have 8 flowering trees, we have evergreens, we have 9 over-story trees. We try to keep over-story trees, lots of flowers, lots of color, flowers 10 11 that are picked to where there will be color all 12 during the season when we get water; or we will 13 water it. 14 I imagine that they are literally 15 digging into the side of the hedge with the 16 garden so we're matching the wall of that to 17 the building, and everything has to come 18 together. 19 The siding will all be standard and 20 it matches the same, shape, style, and feel with 21 the rest of the building using stone, and just 22 your typical standard Sunrise application. 23 Here's the lights, there's the 24 parking lot lights, that's them, seven-foot

1 pole, that's them. 42-watt. 2. Lots of stuff. Forgive me for 3 taking so much time. They all said brief and 4 notice I didn't use that word. I'm sure you 5 will have many questions. We will be more than 6 happy to answer them. I should put up a pretty 7 picture so you can continue to see stuff. 8 MR. GRAFT: Thank you, John. 9 You can see as someone who was born and raised here and loves this community that 10 11 I'm very proud to represent Sunrise and it's 12 going to get better. 13 Tim Doran of KLOA, tell us a little 14 bit about the modest impacts this has in terms 15 of -- and maybe compare it to others, in parking 16 and traffic, Timothy Doran. 17 MR. DORON: Good evening, Madam 18 Chairman, members of the Commission. For the 19 record, Tim Doron, principal with the traffic 20 engineering firm, Kenig, Lindgren, O'Hara, 21 Aboona. And our address is 9375 Higgins Road in 2.2 Rosemont, Illinois. 23 A brief presentation, big

questions. I'm very careful parenthetically to

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say anything about traffic when I say it's a small or modest amount, because my modest and your modest may be a different perception. But we would -- it's funny because I just came from a meeting with Old Orchard and that's, that was a traffic generator.

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This is what we would term, a very benign traffic generator. The residents are generally not the traffic generators. It is the staff, and it's the visitors. And most of those, a good thing about this use from a traffic perspective is most of those are out of the peak hour of Northwest Highway or the streets.

Our staff is dismissed during the busy time, the afternoon flexes between 2:30 and 4:00 o'clock; whereas the peak hour of the street start ratcheting up around 5:00 o'clock.

Let me just briefly say what we did. We went out and did the usual, and you've seen dozens and dozens of traffic studies over the years. We counted traffic. I stand at the site, I observe traffic, I watch traffic on Cumnor, and I watched traffic in the

neighborhoods and went back in the residential areas and looked at what some of the volumes were of the street from observation.

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I actually counted the intersection of Cumnor and Northwest Highway from 7:00 to 9:00 in the morning and 4:00 to 6:00 in the afternoon, to get the worst time of the day so we can take a calculation and overlay it on this.

We then said, well, lets not guess at the standards and how much traffic even though we have worked for Sunrise before, I should say that my firm works for governments too. We represent a lot of municipalities in the area as well as private enterprise such as Sunrise. But we have worked on many Sunrise facilities so we have a good, very good feel for parking and traffic.

So we searched national standards and some of the experience we had at the Buffalo Grove site, and looked up data from the American Senior's Housing Association who is serving dozens of assisted living so we feel very happy about the traffic that we projected and

predicted.

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Our evaluation was at, as I mentioned, Northwest Highway is a busy arterial, carrying somewhere 20 and 25,000 cars a day. The traffic from this generator from assisted living of this 45 units, of this size, is what we call benign. It's about ten trips in and out during the morning peak hour, and about 12 trips in and out in the afternoon peak period. Remember I said the word "about" could be 9, it could be 11, it could be or 12, but somewhere in that range and that's based on national standards and data, as well as our experiences with Sunrise and other facilities.

The area roadway network we know to the east is a series of, a network of streets. We know that there's been concerns expressed about cut-through traffic. If we look at the volume of our traffic, and especially the traffic coming out in the afternoon; for instance about 30 percent of that wants to go to the west on Northwest Highway, that is the way traffic is traveling now, it could be 25, or it could be 35, but somewhere around 30 percent.

If you take that out of the mix, just the outbound traffic would be 3 or 4 cars an hour during that peak period. At shift change, 3, 4, 5 cars an hour. Is there a possibility, yes, there is a car or two that may go down the local street system but most of them during that time of the day because it's not the peak hour of Northwest Highway will choose to go out on Cumnor and turn on Northwest Highway. That is our prediction.

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When you look at parking, peak hour, when we talked about parking and that we're providing 24 spaces for 45 units and we have done surveys and at other sites and factored into our report is a 15-minute very detailed survey that was done at the Buffalo Grove facility. We think, even though we meet the code, 24, that we are somewhat overparked and probably need somewhere in the range of 16 to 18 spaces. Obviously there is a van space and there is a loading space.

We took the suggestions of staff.
We are making the inbound driveway one way in
counter clockwise for appropriate drop off for

patrons and residents, that's a very important part of a facility like this. So it would be one way counter clockwise, would pass through, while we drop off persons — I know my mother lives in a facility like this. It's very important you pull up under the shelter and drop her off at the front door.

2.

We think the site works well. The circulation works well. We think the traffic is going to be a low generator.

MR. GRAFT: Tim, could you please comment on other uses for the site. The village staff was hoping or wanting retail, you mentioned Old Orchard, could you put in the scheme of traffic generators what a retail establishment would be, a restaurant, stores, and then how would this compare to the current zoning of manufacturing or industrial or office.

MR. DORON: Bill, without having that in front of me I would estimate manufacturing, if it's light, industrial office type use, would be maybe two trips per thousand square feet in the peak hour. So it's difficult to compare because we are dealing with suites and individual units.

But for a size, lets assume an office building of that footprint and that FAR, you would probably, if it was medical office, be looking at something in the area of six times the traffic perhaps, maybe three per thousand square feet, it could be five to six times of the traffic that's being generated there. So this is a very low benign generator. But I'm making an estimate on that.

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If it's retail, for instance, I always like to put in the perspective of White Hen Pantries, they generate about a hundred trips in and out, so about 200 trips in an hour in the morning, a 100 in and 100 out, to put in that kind of perspective.

So this is a really, if you look at ten trips in and out in the morning, it's inbound ten trips, and then outbound. It's a very light traffic generator.

MR. GRAFT: Thank you.

Well, believe it or not it keeps
getting better. Steve Hovany is going to tell
us what this generates in term of economic
impact, positive economic impact for the Village

of Barrington, in addition to providing the services that John Green and Tim Hedges spoke to.

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MR. HOVANY: Good evening, good to see you again. I'm Steve Hovany. I'm president of Strategy Planning Associates. Our address is 202 -- I'm sorry, our address is 1350 Schaumburg Road, Schaumburg, Illinois.

We were asked to do a planning analysis of the project as proposed. And also as part of that to do a fiscal analysis.

From the planning side we were asked to look at the meeting of the special use standards, and the meeting of the map amendment standards. Both of those the staff has also spoken to and encouraged that we meet these standards. So I think I can just skip that unless you have some questions.

We were asked to look at the fiscal impact. The total property tax on this property is estimated about \$106,000. Taxable value of EAV in the neighborhood is estimated as doing 1.85 million. Of the \$106,000 in property taxes, School District 220 expected to get

\$59,400. And of course this is money for which there are no expenses. So this is what I guess they always hoped for.

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Total revenue to the Village of
Barrington itself run 23,600. We estimate
expenses, it's a little under \$10,000. So it's
a positive revenue source to the Village of
Barrington, a little over 13 and a half thousand
dollars.

So this -- I mean this is, I mean not quite a shopping center and it's not quite an auto dealership but it is quite positive to the school district.

After receiving this review we did get some questions to evaluate the -- well, we looked at the impact of this unit. And I just, I guess I should say the EMS or the ambulance service that the fire department delivers, we may speak to this further, later on; but our assumption or finding is that this facility will reduce the overall demand of EMS services to the Village of Barrington.

Most simply put, it's not the building that requires the service but the

people. By putting in such a facility you actually reduce the amount of demand for fire services. And I can only make this most obvious by giving you a case example. And I'm of the age now that my mother has gone to this sort of facility now. And as probably many of you are, with friends, neighbors or relatives, when she was in her lower 80s living independently, relatively healthy, she started to have all the ailments of the elderly, including falling pretty routinely and on occasion getting quite ill and near the end require hospitalization.

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She did have one of these buttons that she pushed when she would fall down in order to have someone come and help her get up. And also she would as typical of persons her age get into situations where she couldn't get up or she was stuck some place. And so the emergency services knew her quite well.

Finally the occasion occurred where she fell and really broke bad things and she went into a facility. She's been there for somewhere between four and five years now and has never used EMS services. The things for

which she required them are provided by the facility, so that the need within that community for EMS services is reduced by having them move into a facility that provides services like for falling, like for notifying relatives, like for getting them to the doctor's office and so forth. So there is no negative impact upon the Village of Barrington in fact it is quite positive.

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In other respects we also don't, I mean you could also look at it the other way, is that this is an age group where the demand for police services, which is about a third of the budget, goes to virtually nothing. I mean this is simply not a high crime group. As people age some things go up, this goes down. And so I want to point out, is that I think we are making some valid assumptions here. And I would be glad to answer any questions when my time comes.

MR. GRAFT: Thank, you Steve.

In summary, I would like to reflect a couple items. The staff has done a wonderful job with this thing, wonderful meetings all

throughout last spring and summer as we detailed this plan and we appreciate that very much.

2.

I want to incorporate by reference, just for brevity of time, what I believe the Plan Commissioners have already received which is our petition, the staff's comments dated -- lets see, Paul, help me out here.

MR. EVANS: The staff report, August 9th.

MR. GRAFT: August 9th -- no,
August 9th, that's right. And then our
responses to the staff technical review comments
in which we agreed with all of the specific
requests that the village staff made. And let
me highlight a couple of those so the audience
and the Plan Commission is fully aware of that.

There were a couple of requests
that quite frankly Sunrise, despite 421
facilities, hadn't really received much but part
of what makes Barrington special is Barrington
cares about its neighbors and the community.
One of them was that Sunrise commit in writing
to prioritize residents for its facility, and
this is not a very large facility, 45 suites and

we think there will be quite a bit of demand, that we prioritize residents who are in the Village of Barrington or are within BACOG. So -- we are not required to do that, but immediately we agreed that that would be a good idea. We wanted to recustomize the design. We spent lots of additional dollars in design, materials, and fine architecture to make this a Barrington facility. And as Mr. Green said, we expect that there are many many people who would want to be here in part because it's close to their churches and their families and it's part of Barrington. And so if you have lived here a while, this would be an ideal facility. And so we have committed in writing to prioritize our residences in terms of waiting lists and otherwise; that someone from the Village of Barrington or someone from the BACOG area is, gives preference over someone from outside of BACOG or outside the Village of Barrington. It's a little unusual but I think a benefit, a public benefit to the community. In addition to that, Sunrise is a

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large public company. It's a for profit

The staff raised the question, what if company. it became not-for-profit, what if Sunrise sold all 421 units or just this unit to Advocate, I'm on Good Shepherd's Board, Advocate is a not-for-profit, 501(c)(3) health care provider. And it became non-taxable because it was tax exempt. We'll agree with the ordinance that if any, any time that this facility becomes not a real estate and have a lower tax paying entity, that we would pay an impact which would be identical to and calculated in the same exact manner that the real estate taxes would be, so that you have in a sense a bond forever. As long as this building is there, it will always be a tax paying entity.

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I would also like to incorporate by reference the village staff comments, that Paul referred to, the August 9th. There is a very detailed analysis in both our petition and in our response that we met the special use criteria. We have met the criteria for the two minor variances that are only required because we agreed from staff to go from R-7, which we would be permitted without variances, to R-5.

And that we would continue to uphold the facility to those standards.

2.

The planned development aspect of this, I have already described. That's because we are part of a larger lot that's part of GE.

I should represent that it's my understanding that the current GE campus is on a very long-term lease, a 25-year lease with options going out into the future, so we expect that use to be there. We expect and the village expect that use to be there, even notwithstanding zoning, for a long time.

We also agreed with the village in writing that we would not oppose any similar future development, you know, we're talking about decades from now; just because we have residences here at Sunrise as an entity, would not oppose a zoning for a more intense commercial use to the west or as part of the neighborhood.

Now we can't bind our neighbors, the neighbors who are living in single-family homes to the east and to the north, they are free, they are not bound by our agreement. But

Sunrise is a company or its successors and assigns would not object to a more intense, more revenue generating use like retail or car dealership or otherwise.

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But again that's something way in the future. And I hope that we are all on to better things by the time that comes up. I hope GE continues to stay as a tenant and has a long-term lease.

I would state for the record that we agree with each and every comment the staff has made in terms of changing or otherwise, with one major exception and that is, Sunrise does not agree with analysis that we are a negative generator, or that we are more of a burden than any other user or any other group of citizens or taxpayers within the Village of Barrington, and this impact fee.

The staff has provided you with an analysis. We have looked at that analysis. We received that for the first time on August 3rd. I was out of state celebrating my mom's very significant birthday. My mom with all 21 of us, and our kids and grand kids so I wasn't in the

office when this came out. We were quite frankly a little bit caught flat footed about it, about this sort of an impact. And so we are still trying to learn about the facts and the basis that the staff has to come up with that, and we may have an opportunity to provide some questions or to understand that.

2.

I have had one brief conversation with the village manager about it. I think she helped me explain -- understand it a little bit better, but we, Sunrise is not in agreement with, at this point with the analysis, with the basis or otherwise.

And I think we are, as much as we, I believe that we are a good citizen and we think we have shown you an outstanding project, we think that just like every other skilled nursing facility, independent living facility, or assisted living facility approved in the Village of Barrington, which have paid no EMS impact, that we ought to be treated commensurate with our colleagues. And that each of our residents who are moving out of the Village of Barrington or BACOG, because you have asked us

to commit to that, and into our facility, that those people who paid taxes for all those years and did not need much ambulance services because they were healthy, that in the years in which their health declined or otherwise, that it really is not a fair or equitable request to ask those people who have paid taxes but were healthy, that in their time years that they have a facility which has the burden or a tax burden. It's in essence a senior tax on their living arrangements within Sunrise.

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So perhaps there is a, we want to leave the door open for dialogue about that, but it's our position that that's just an impact, like this is not a land use matter. You think we are here to request some land use entitlements to this property, and that we think that's a policy matter. If the Plan Commission wants to take it up, then we are prepared to have those brief counter arguments today or to have some time, if you think it's important and you agree with the staff, that this senior tax is appropriate on this facility, then we would like some time to be able to understand the memo

that we received, and to ask for some additional data.

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There were some examples that were given, one or two facilities in the village and I can represent more on the record, I have been sworn, that in the 14 facilities that Sunrise has had in the state of Illinois, that not one time had we been asked or provided any EMS ambulance contribution or impact in any of the communities that we exist in.

So I'm trying to put in perspective that this seems to be coming from a different ordinance than Sunrise is familiar with. So that's not, that's not to say that this is a new day that we are in the Village of Barrington but it's not in our, it's not in our repertoire that we could talk about something like this, contribution for ambulance.

We view that our residents, if there is a 911 call, that the nurse can't handle, or that a nurse makes because it's a real serious health issue, that person first and foremost needs to have their health care taken care of; and that if there's a billing matter, that that resident or their family ought to be billed for that.

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We think that's the way it works with individual residents, but we are not sure. We don't have the underlying data. That's a question we would like to ask of the staff or the fire chief, and I can tell you from my experience, my two sons who are active kids, nine and ten and they got — they were throwing wash cloths in the bathroom and the shower door shattered. And they had to be taken by ambulance to Good Shepherd Hospital, 14 and 17 stiches to each of them. And I received a bill from the EMS service from the Village of Barrington.

And so I think at least it's a pay as you go system, unless there's something that I don't understand or other special circumstances.

But I would like, perhaps if the Plan Commission wants to go to have an impact or agrees with the staff, then we would like some time to be able to find out some further facts and benchmark to other communities that

obviously are not asking for this.

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So that, otherwise we are in absolute agreement with all the staff reports. We think we meet the requirements the staff has recommended.

I should have mentioned, we did
meet with the appearance review commission, I
think I did mention the Architectural Review
Commission, that went very well. They liked the
building. They liked how customized it is for
Barrington. They liked the materials and sense
of architecture so I've probably spoken too
much.

Just for the record, though, we did count in the Village of Barrington and I'm going to name them, Sunrise has just proposed
45 units, but Prairie View and the Garlands, including assisted living which is skilled, and independent living, is approved, both built and planned for 268 units; the Garlands facility, Governor's Park, 150 skilled units, approved and built already, and I think one additional plan that's 201. Green Castle of Barrington,
102 units, that's a total of, including the

Sunrise proposal, 616 units. And at this time I guess the village is asking Sunrise, the 45 units of Sunrise, to be the only one to pay an impact. So we need to understand that a little bit more so that we are treated -- and I probably said too much. I'm sure there are questions. There may be questions for our experts, but -- thank you very much for your time.

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CHAIRMAN BUSH: Thank you.

Any Plan Commissioners have questions, or would you like the staff to ask questions, staff -- you are on. Paul?

MR. EVANS: All right, thank you.

As noted the development that's here tonight at the northwest corner of Cumnor and Northwest Highway, Sunrise Assisted Living of Barrington, is seeking approval of a special use and a planned development for the purposes of subdividing the 1.88 acres from the overall 25.57 acres and construct a 40,000 square foot, two-story, 45 suite assisted living development with associated landscaping, signage, lighting, and site engineering.

They are also requesting a map amendment to rezone the property from both M-1 limited manufacturing/R-5 single family residential to just an R-5, single family residential. And they are requesting two exceptions, both for minimum yard requirements and maximum building height.

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The petitioner is requesting a zoning map amendment to make the entire development an R-5 single family district rather than what is currently split between the R-5 and M-1.

As Bill mentioned they, the Sunrise was reviewed at the Architectural Review Commission on July 28th. I think it was overall a pretty positive review. They still have some comments, disguising some ventilation louvers, rising the height of the corners, the detail, and some of the building materials, maybe using more substantial roofing materials, but fairly good review I think from — and I compliment the developers too. They have done a good job of responding to the comments of staff, and are proposing a quality development.

Obviously we agree upon almost
everything except that we do disagree on the

impact that Sunrise will have on the community.

First of all if we go through the analysis of the proposed development, the subject area, currently in our comprehensive plan, is listed as an office use so it's an industrial use. And the neighborhood plan that we have encourages commercial development along Northwest Highway. But staff does support this development as a transitional use between single family residences along Cumnor and the more intensive B-1 uses along Northwest Highway, provided that the development covers its expected cost, service cost to the community. And we were recommending the petitioner work with the village to arrive at an acceptable level of impact fees for this development.

The compatibility with the surrounding, while it's not entirely consistent with the comprehensive plan, it is compatible with other surrounding residential uses in the area. And provides a buffer between them and more intensive uses on Northwest Highway.

As far as this development, it is a special use; and I did want to bring up the fact that because of the unique character the special use and its impact upon those neighboring lands and upon public need for a particular use, special use process to create and address those unique circumstances to regulate these uses to protect the public health and safety and welfare.

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So with that, some of that is staff is just reluctant to rezone the property to a category and recommend approval of a non-commercial use where we would normally have a commercial use and be a revenue generator for the village, to one that we see that would have a negative impact on the services in the community.

With that, staff did an analysis that the petitioner was discussing, and I did want to point out a couple of facts with that. First of all we've been talking with the petitioner since, I don't know, February, maybe March of this year. And in March we sent our first letter that we asked, we asked the

petitioner to do a market study to document the need of the facility, and they did a nice demographics and need on the facility. But also to do a comprehensive study of the impacts of the proposed assisted living, what would this cost in services compared to what it would benefit.

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And we received an impact study done by Mr. Hovany, but in that study they basically did a good job on the revenue side we thought, but not a very good side on discussing what the expenses to the community would be.

So we basically reiterated that fact in our June 9th letter that said, we would like to focus on the increased demand the proposed facility will create for the village services and the cost thereof.

And while we received it, we said it did not adequately identify how many calls per day and the cost of those calls that the fire department or other village department would need to respond to a typical Sunrise facility. A lot of the analysis done by the petitioner was on a macro level, the cost of

landscaping the area, by population, everything. We wanted very specific on what is the record for Sunrise development; I mean, there's Sunrise facilities, 400 of them. How does that work, and we wanted to look at.

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So we were trying to ask them, go out and find that research, submit it, and the village will take a look at it. But we basically got back that it would have no impact on the services. So we wanted to be a little more diligent in that. So we sent out our own survey to Sunrise assisted facilities in the Chicago area that we knew of, and I think we surveyed about four or five of those that we were able to get surveys back from. And in that we developed our impact report. And with that staff analyzed that these similar developments approximately 17 more EMS trips would be expected from this development than an independent living facility such as Green castle, which was one of our benchmarks that we had in the community to look at. What would this size wise approximate and the type of use in the community.

And then with that, we had a cost compared to our budget, given a cost of per EMS call of about \$1300. The village is minimally being offset by property taxes which we save, for the fire department, which we're only looking at the fire department, is about \$2,500 a year.

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Some of the other costs such as retail sales and some of other others that come back to the community are a little more indirect where we have to do a special census to qualify for those, so we wouldn't recommend -- we wouldn't really realize those until 2011.

So we came down to basically a cost, a yearly expense of about \$19,667 a year. And what we did, is the average life of an ambulance is about six years and so we, we were asking them, as they obviously disagree with, \$118,000 to pay for the impact of this, and this is a one-time fee over the cost of this further development.

And again the other thing that I want to point out too is, basically as communities are out there, they do look at the

impacts and especially in the special use area. But I would like to point out that Sunrise Assisted Living has been paid impact fees in other communities and -- just a minute, I'll -the Sunrise facility in Schaumburg had paid an impact fee for police and fire fund and a medical fund in that community. So I guess they could ask what those types of services go for but they do obviously assist in the fire department and the medical fund, which is the ambulance fund in those communities, so it's not unusual to pay for some impacts in regards to that; I mean, they may disagree on what but we did our best job to research this, and really in light of them not providing anything about what Sunrise facilities would typically generate, I mean from the development.

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So with that, that's -- you know, staff believes that they should also, and they have already indicated that they would support the cost of remaining on the tax rolls, so we would receive the amount that they, in which the village receives about \$10,000 total, I think.

And then to the extent permitted by law and community preference, I do want to point out that in addition to the residents, it's also for the parents and grandparents and the residents too to bring them into the community, it wasn't just limited to the residents of the BACOG area.

2.

So the Plan Commission must determine if they agree that the rezoning and special use on this property is warranted, if the recommended impact fees are appropriate, and indeed appropriate to require the development to guarantee to remain on the tax rolls, and require a preference for area residents and their family members, which again the petitioner pointed out the need in the area for this. And that's what we are trying to link. We would rather not see a facility come into the community and not benefit to the highest degree we can the members of the community.

So the only question I had, and I think they answered most of the questions and clarification that I had; but just the valet parking for the holidays, it sounded like they

could work with the Warren's property and GE to do some parking schematic but I never saw any agreement that they have, so we would probably stipulate that there is an agreement with the Warrens to use theirs as a valet parking during those holiday periods.

2.

We agree that the standards for the special use and the map amendments, the rezoning of the property are met, provided that the petitioner pay the, petitioner pay the impact fees and the cost relative to the development.

Staff is -- I would want to remind tonight too, is we have, our minimum is four Commissioners. And by the code of the Village of Barrington we need four votes in order to move this forward to the Village Board; without four votes it can't move forward.

That staff recommends again in favor of the map amendment tonight. Staff recommends approval of the exceptions for the interior side yard setback, which is one of their exceptions, granting a height exception of 3.45 feet, staff recommends in favor of that.

And again our one-time payment of \$118,000 to

offset the cost of the emergency medical services that the development is expected to generate.

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And again, the petitioners have already talked about remaining on the tax rolls, providing community preference, supporting rezoning of this property -- other properties near them, you know, they're seeking a map amendment tonight to provide their development; and they're concerned that after, if their development would be approved, to be against other commercial developments in the area. We kind of feel that would be quite equitable.

And they have already acknowledged that they're probably redesigning their island so, to make the island more easily pass by for people that are dropping off -- right now it's rather tight if you dropped off somebody and somebody was trying to get around the cars, it was rather tight so we wanted to expand that. We think that the access drive circulation makes sense and they have agreed with that. And pretty much those are the conditions.

But that's my, that concludes my

1 staff report. 2. CHAIRMAN BUSH: Can I ask you a 3 question. 4 Mr. Graft brought up pay-as-you-go 5 services. Do we have a pay-as-you-go program 6 for EMS? 7 Do we have a pay as you go? MR. EVANS: 8 CHAIRMAN BUSH: Yes. 9 MR. EVANS: I'm sure there are some that 10 are billed out there, but I'm not sure --11 Frankly I have never had CHAIRMAN BUSH: 12 an ambulance called to my house so I don't have 13 a clue. But are residents billed back for 14 ambulance? 15 I think many of them are. MR. EVANS: 16 And one of the things that we pointed out in our 17 analysis of that is that, well, our costs are 18 higher than which is typical in a lot of 19 hospitals and other places, our costs are higher 2.0 than what is normally paid, especially if it's a 21 Medicare facility and they turn it into 22 Medicare, it's capped at the level, I think I have pointed out in our report of \$335, which we 23 24 took that off the cost of what it was; but while

our costs, whatever they bill here, if they turn it in on EMS, then it's capped at 355, so you lose on what your typical cost would be.

CHAIRMAN BUSH: So when you have done your math, you have done it based on the net,

after Medicare pays?

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MR. EVANS: Correct. And we have taken, we think, a fairly conservative approach and there were other facilities we looked at and threw those out. There was one facility that had twice as many calls, we didn't use that. We won't use our operating costs, and our paid on call costs, we haven't used capital and some of the other things that would be typical.

So we tried to do our best job of analyzing this, sort of in lieu of not really getting what we were looking for from the petitioner in that area.

CHAIRMAN BUSH: And this would be the first time that a facility of this nature was requested to pay an impact fee, correct?

MR. EVANS: No, I mean, maybe more specific if, with this direct impact on this EMS, but others, I think I just point out

1 Garlands has paid a hefty impact fee on their's 2. from setting aside office space for BACOA, to 3 paying for roads and paying other impacts 4 regarding their development; so no, there is 5 others that we have --6 CHAIRMAN BUSH: And we have not 7 attempted to get a direct EMS, I mean this is 8 really based on EMS utilization, correct? 9 MR. EVANS: Correct. 10 CHAIRMAN BUSH: Do we not assess an EMS 11 impact fee? That's really what this is. 12 Correct. That's what, we MR. EVANS: 13 feel in this instance, again, it's a rezoning 14 and it's a special use on the property, and the village is looking -- well, if we were to allow 15 16 this to come into the village, is this going to 17 cost us money or is this going to generate money 18 for us. And what we are giving up is commercial 19 zoning on the property and maybe some other uses 20 that we would agree would be maybe higher and 21 better uses of the property --22 CHAIRMAN BUSH: I.e. sales tax revenues?

would generate a positive for us rather than be

Sales tax revenue. And that

MR. EVANS:

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1	a negative generator.
2	CHAIRMAN BUSH: I understand.
3	Any other Commissioners have any
4	other questions?
5	COMMISSIONER PATSEY: I have a number of
6	questions and I don't know if you can answer
7	these, it's R-5 zoned
8	MR. EVANS: What's that?
9	COMMISSIONER PATSEY: Maximum density,
10	we haven't that anywhere in an R-5 zoning?
11	MR. EVANS: Correct. We actually, that
12	was somewhat interesting. When we initially met
13	with the petitioner on this, that it's dealt
14	with more like a, what did we say, more like a
15	hotel or, it didn't
16	MR. GRAFT: Shared living is the way
17	your ordinance culled it out, so sort of a blank
18	section on this whole density aspect of it.
19	It's just shared living.
20	MR. EVANS: It didn't meet the
21	definition of dwelling because there wasn't
22	cooking and other facilities in there
23	MR. GRAFT: Right.
24	MR. EVANS: (Continuing.) so it kind

1 of had a gray area for it in there and that was 2. one of the things that we have to look at. 3 COMMISSIONER PATSEY: Okav. What 4 section is shared living in? 5 MR. EVANS: Well, in the R-5 we are 6 treating this as a planned development with 7 special use, that's where, that's as far as 8 their ability to being able to use this 9 facility, it's under a planned development in the R-5 district. 10 11 And then under the, as they 12 indicated, if we had wanted to zone it to R-7, 13 they then had a multiple family type residential 14 zoning. 15 Could it still COMMISSIONER PATSEY: 16 fall under a residential care housing, is it 17 small enough as a residential care home? 18 It can -- that was the MR. EVANS: difference that we had with them, as it's not --19 20 some of these others are dwelling units. 21 their's are, as assisted living it doesn't 22 qualify as a dwelling unit because it doesn't have a kitchen and some of the other facilities 23

that a -- that an independent living facility

1 can have. 2. COMMISSIONER PATSEY: I'm sorry, I still don't understand the difference between 3 4 residential and care home and assisted living in 5 terms of our ordinance. I don't understand 6 that. 7 MR. EVANS: I think they are somewhat 8 close, but as far as the definition of the 9 dwelling unit in the code, they don't meet the definition of dwelling units, so that wasn't 10 11 our -- we weren't able to hold them to that 12 definition. 13 COMMISSIONER PATSEY: So if somebody is 14 comparable to the Garlands, what's the density, 15 the impact on that property? 16 The Garland's density? MR. EVANS: 17 COMMISSIONER PATSEY: 18 MR. EVANS: I don't have that with me. 19 COMMISSIONER PATSEY: I would like to 20 know what that is. 21 MR. EVANS: Okay. 2.2 I would also like COMMISSIONER PATSEY: to know what the additional run on that water 23

and sewer would be for this development.

1 MR. EVANS: Okay. 2. COMMISSIONER PATSEY: And with the 3 current water restrictions, I would like to know 4 what kind of impact that's going to have on 5 public works, on their facilities. That's all. 6 MR. EVANS: I would have to get back to 7 you on some of those. 8 CHAIRMAN BUSH: Other questions? 9 COMMISSIONER McCAULEY: As you know I'm the new kid on the block, so I have a couple of 10 11 questions and maybe the other Commissioners know 12 the answers to. 13 CHAIRMAN BUSH: We develop some 14 institutional memory, is that what you're 15 saying? 16 COMMISSIONER McCAULEY: But Paul 17 probably knows the answer to. 18 Paul, like John I'm confused about 19 this issue of we have, we have R-5 zoning for 20 this portion of the property right now. And 21 explain to me how -- the sense I'm getting is 22 that there is some sort of right of the 23 petitioner to create this additional density on 24 the basis of a planned development.

1 My initial impression would be that 2. he has to get a zoning change, that he has to 3 get a zoning change in order to accomplish that. 4 Is that wrong or right? 5 MR. EVANS: No, you are correct. 6 don't think they have any right -- what they 7 have right on that property is single family 8 zoning. And again part of it is, and as they 9 have indicated, they have part R-5 and part M-1, so they need a rezoning to complete the proposed 10 11 development. But right now they do not have the 12 right, permitted by right to do this 13 development. 14 COMMISSIONER McCAULEY: And they don't 15 have any greater right to create R-7 zoning 16 either. 17 MR. EVANS: No. 18 Fine. COMMISSIONER McCAULEY: So right 19 now it's R-5, which is single family, 2.0 10,000 square feet, just tell me if I'm wrong. 21 And so I don't see them -- so the maximum, if I 22 remember how much, many square feet there are in 23 an acre, it seems like we have a maximum of

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about 8 --

1	AUDIENCE MEMBER: 2,506.
2	COMMISSIONER McCAULEY: (Continuing.)
3	available.
4	MR. EVANS: Yes I mean, that sounds
5	about right.
6	COMMISSIONER McCAULEY: Yes.
7	MR. EVANS: We have two acres, and R-5
8	is probably, it's 10,000 square foot, so yes.
9	COMMISSIONER McCAULEY: So one of the
10	concerns is that we wouldn't be significantly
11	increasing density in that particular spot. So
12	I have all of that straight, okay. All right.
13	Then we can move on.
14	CHAIRMAN BUSH: You have no other
15	questions?
16	MR. McCAULEY: Not now.
17	CHAIRMAN BUSH: Do you have any
18	questions?
19	COMMISSIONER HOGAN: I do.
20	Paul, I just wanted to try to get
21	my arms around the survey that the village has
22	conducted. So if I understand it, you contacted
23	the EMS providers in several municipalities
24	where there is a facility by this developer and

1 obtained from them a record of the number of EMS calls to those locations, is that correct? 2. 3 MR. EVANS: That is correct. 4 COMMISSIONER HOGAN: And you didn't get 5 any information from the facilities themselves? 6 MR. EVANS: We got a description of 7 their facility. And what I tried to elicit in 8 two review letters to them is the specific 9 impact of Sunrise Assisted Living on village services. And obviously more important in that 10 11 is the EMS type services; in fact that would be 12 what mainly they would have an impact on. 13 are trying to assess, if this is a good 14 development for the village or not. 15 COMMISSIONER HOGAN: And as part of your 16 survey of the different EMS providers, did you 17 look at this pay-as-you-go issue at all and what 18 the reimbursement is typically for a resident of 19 these facilities, is that something that you 20 inquired about? 21 Well, I mean, we did look at MR. EVANS: 22 obviously a pay as you go from the sense of the 23 EMS costs that we have. And each one that there

is a payment of 355 or whatever back from

1	Medicare.
2	COMMISSIONER HOGAN: I guess what
3	then that's based on our experience too, is that
4	correct?
5	MR. EVANS: Correct. I mean I couldn't
6	tell you exactly, would they charge more than
7	that, but this is a breakdown of what we would
8	say that is each EMS call would cost the
9	village, not necessarily that we charge every
10	resident that because there is, obviously it
11	indicates there's a subsidy even to the
12	residents, but this is what our cost of EMS is
13	to the village.
14	CHAIRMAN BUSH: The maximum
15	reimbursement would be inappropriate in the
16	other community as well because there would be
17	some Medicare reimbursement.
18	MR. EVANS: Yes.
19	CHAIRMAN BUSH: Other questions? Any
20	other questions for the petitioner?
21	Would you like to respond,
22	Mr. Graft?
23	MR. GRAFT: Again, we will try not to be
24	a counter attack with the staff

CHAIRMAN BUSH: If you have some more comments --

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MR. GRAFT: They have done a wonderful job in 99 percent of their analysis. We agreed -- do not agree with their analysis in terms of the cost. And we are not going to agree -- I think in terms of our testimony I have asked my client, he's happy to testify, I have testified, that we have never been asked in any other communities; and if there was a payment, a line item, I'm hearing this for the first time. Again, I was gone when we got this for the first time last week.

We were asked what the impacts were and we provided what our impacts were. If that didn't meet the needs or the intent or the goal of the staff, we apologize for that.

But as it relates to Schaumburg, if there was a part of a building permit or some other part of a fee that was ordinary and customary that unbeknownst to Sunrise went into account that included fire, as far as Tim Hedges, and he was the developer, and John Green, the engineer for that project, I can have

them testify that we never paid any separate, we were never asked to pay an impact, in this case a voluntary -- or been asked to pay a voluntary impact. We have never been asked that.

CHAIRMAN BUSH: It sounds -- excuse me for interrupting.

MR. GRAFT: I'm sorry.

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CHAIRMAN BUSH: It sounds to me like you are blind sided by this information --

MR. GRAFT: A little bit.

CHAIRMAN BUSH: You need to understand staff's perspective. Staff needs to get better information from you. It sounds like you and staff need to have some dialogue.

MR. GRAFT: Well, we need to get better information from the staff. For instance, we, our consultants did contact the fire department to try to find out the call data. And quite frankly they're busy, they were busy with lots of other things, as we all know from reading the papers in the last couple of months. So we didn't get that data. We didn't go to the extent of filing a FOIA because we've worked very well -- Paul said, I thought all the way

along we worked very well with the staff. And that's our style to try to do that. It's purposefully my style to do that. And it was always out there, but we never felt like we had any inordinate impact.

And more than that, as someone

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And more than that, as someone whose lived here, we're being asked to take care of a Barrington resident or a BACOG resident, when they've paid taxes and they are healthy and they come to a point where they need to come into something like Sunrise, we felt from a policy point of view this is one big community.

And what is -- you know, is the Good Shepherd Health and Fitness Center, to pick on one of my clients, you know, people working out there and I know the ambulance shows up, is that individual patient billed for that or is it just part of, we are a community and we take care of our own. That's a question I think --

CHAIRMAN BUSH: I would reiterate you two need to have some dialogue.

MR. GRAFT: Thanks, we do. We are seriously at odds on this issue.

CHAIRMAN BUSH: And it's already 8:30,

and we don't have any residents comments yet.

And I know there are people who are dying to
talk out there.

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So if staff doesn't have anything else, and petitioner doesn't have anything else, I would like to take the public comments, if we could.

MR. GRAFT: I have one other thing that I failed to mention in our presentation, and that is, we think that the village has in its written documents and its goals and values set forth in its comprehensive plan 2000, it has specifically called out to encourage uses like Sunrise to take care of the elderly population in the community project. And in particular it requests for impact fee which is already being made to us, that the Chapter 7, which is the, as relates to housing plan, two of the eight housing objectives, and I'm just going to read them, are specifically to try to encourage private developments to do exactly what Sunrise has proposed.

Item 3, action should be taken to assess the demand for and to provide special

housing types that are responsive to the needs of all groups of citizens, particularly the elderly, and it goes on.

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Number 4, in filling housing development opportunities should target the aging population.

So two of the eight criteria of your own comprehensive plan I think is encouraging. And we hope and we really would like to come to an agreement with the village. I would offer that maybe this impact fee issue is not in relation of a land use issue because it's not related to the R-5 or R-7, or R-8 or otherwise a map amendment. It's really related to a policy issue. And if you think that's your purview, then that will be part of your recommendation; if you don't, we hope to go on to the Village Board and have this discussion with them; after we have perhaps more data.

One of the questions we have, so we know, and everyone knows is, what is the village's current practice with other facilities when someone calls 911, whether it's a facility that caters to the senior population or a

1	private residence like my sons, they played with
2	the sliding glass doors of the shower and got
3	hurt. What does the village do?
4	CHAIRMAN BUSH: Well, I reiterate
5	MR. GRAFT: Yes.
6	CHAIRMAN BUSH: (Continuing.) you two
7	need to have that kind of dialogue.
8	MR. GRAFT: Thank you.
9	CHAIRMAN BUSH: All right. We are not
10	going to conclude the matter tonight, I don't
11	believe
12	MR. GRAFT: Sure.
13	CHAIRMAN BUSH: (Continuing.) so you
14	will have plenty of opportunity to have this
15	dialogue.
16	MR. GRAFT: Thank you.
17	CHAIRMAN BUSH: I'm wondering who wants
18	to speak tonight?
19	I assume that if this matter is
20	continued, it will be continued to our hearing,
21	our meeting of the 23rd, is that correct, Paul?
22	MR. EVANS: No, currently we already
23	have a meeting scheduled for the 23rd.
24	CHAIRMAN BUSH: So it would be

1 continued --2. MR. EVANS: It would be the 13th, 3 September 13th. 4 CHAIRMAN BUSH: September 13. 5 So in asking for you to speak 6 tonight, if this meeting were continued until 7 September 23rd (sic) and we finished public comment on that night, is there anyone who would 8 9 not be able to come that night because I want to make sure we get through them tonight. 10 11 So if you know you can't come on 12 September 13th, at least put your hand up for me 13 now, and I'll make sure you get heard tonight. 14 MR. SCHMIDT: I'm not certain. 15 CHAIRMAN BUSH: Then I would be happy to 16 make sure you are heard tonight. 17 All right, that having been said 18 and no one having volunteered, who would like to 19 go first? Lets have the gentleman who said he 20 might not be here. 21 I will need everyone to speak your 22 name and address. And you need to go to the podium. And you probably need to pull the 23

podium out, at least a little. Thank you very

1 much for doing that. 2. MR. SCHMIDT: Thank you. My name is 3 Paul Schmidt. I live at 738 Bryant. I'm the 4 vice president of the Roslyn Area Homeowner's 5 Association, which includes this area. 6 I have prepared a letter to the 7 Planning Commission. And I'm giving you each a 8 copy right now. 9 Thank you, and we will CHAIRMAN BUSH: make that a part of our record. Are you going 10 11 to read it or paraphrase it? 12 If I may just read the MR. SCHMIDT: 13 first page. 14 CHAIRMAN BUSH: Sure, that would be 15 great. 16 Thank you for conducting MR. SCHMIDT: 17 this public hearing about the development of the 18 parcel that's 14 and Cumnor. It is in the 19 interest of the entire community to thoroughly 20 understand Sunrise Senior Living's proposal and 21 how it impact the surrounding neighborhood. Our 2.2 neighborhood welcomes response from the 23 development. We trust that the village will

ensure this development will enhance the

community rather than allow it to offload problems on to the neighborhood. I have a number of concerns about that.

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As neighbors immediately adjacent to SSL's propped development, we are particularly sensitive to the fact this could become the largest structure and business in the Roslyn area neighborhood. We have many serious concerns, which I might add, a lot of them have not been addressed, have not been addressed, concerning traffic, on-street parking, repeat, on-street parking, parking lot lighting -- some of that was addressed, noise, medical waste, night deliveries, drainage, and flooding.

Attached are questions about these concerns. We ask that SSL address these concerns.

I have attached 56 questions which are given to SSL and the village regarding these issues. Some of these issues have been addressed peripherally by presentation, some have not.

This large-scale international corporation with 37,000 associates, hundreds of

similar sites, and \$482.2 million in revenues last quarter, according to their web site, we expect SSL will be able to easily, promptly, and clearly address our attached concerns.

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The fact that SSL did not respond to questions from the village about experience and information about their experience with other SSL, similar SSL sites, as a resident causes me extreme concern.

We invite SSL to address the Roslyn Area Homeowners Association once these questions have been researched. We expect that this meeting could occur September when more residents are available. Again thank you for the invitation of our comments.

One of the issues, one of the reasons I would like to see another, a continuation of this public hearing and perhaps even a site presentation to the neighborhood to address their specific concerns, was the SSL's public meeting in which Ed Minsel and somebody's child, and his dog attended. I think that's a world record for the fewest number of people at a public hearing. I'm reminded of, if they saw

1 the movie Dukes of Hazard this weekend, about 2. public hearings in which nobody showed up, I 3 think that is a very very serious and valid 4 concern. 5 The issue of John Green's 6 discussion about the, where they are located in 7 the neighborhood, he mentioned that commercial 8 is to the east and residential is to the 9 northeast. And if I may point out --10 CHAIRMAN BUSH: Do you know what, you 11 have to flip the mike around. No one can hear 12 you or take the plan and hold it up. 13 MR. SCHMIDT: If I may point out, and 14 I'll just point out over here, that actually 15 there is residences to the east also, not just 16 to the northeast; that this is actually embedded 17 in the neighborhood. It's not completely on the periphery of the neighborhood. There are 18 several houses --19 20 To the north, right. CHAIRMAN BUSH: 21 MR. SCHMIDT: (Continuing.) -- along the 22 east and along -- excuse me, yes, along to the 23 north and along to the east here.

CHAIRMAN BUSH:

You need to assume that

we've all driven in the neighborhood and looked at the site.

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MR. SCHMIDT: Yes, that's fine.

The issue of the laundry room, I'm uncertain that the, all the residents will be doing all their own laundry, without exception. So I'm expecting there will be some kind of laundry facility which would include laundry trucks. Laundry trucks typically -- and delivery will be coming in at night, serving I'm assuming in the neighborhood of 200 meals a day. I'm presuming there's going to be a very heavy influx of trucks delivering materials, food, and also a very large creation of garbage, which will be filled up with dumpsters. And we have got some questions about those specific issues.

With regard to maintaining the natural flow of the water, our neighborhood has a, I believe unique within Barrington, a problem as far as water flows, which we have one of the lowest, maybe the lowest area in Barrington -
CHAIRMAN BUSH: We also don't have curb

and gutter.

We also don't have curb MR. SCHMIDT: and gutter. We have ditches along the sides. And I've got a couple of photos, which are not part of this presentation, of the street, very, very interesting they are not going to show the impact of what this is going to do to the street, which is about the size of a cow path, and the water flow that comes through; and I can recognize a number of faces here who have very serious concerns about how this water flows in heavy rains, and what those ditches are, and the exact contours of the ditches and how much square feet they take up for them to work effectively in the community, what happens if those are compromised, and what happens to the rest of the community as far as water backing That's something we are looking for having up. seriously addressed.

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The issue of benign traffic generation is perhaps and I consider the most serious concern. This street is 18-feet wide. The drawing makes it appear that it's 33 feet wide. It is completely inaccurate and misleading.

And I have got a couple pictures of the street -- and anyone who has watched the fireworks, and this is a neighborhood tradition to watch the fireworks on this parcel, knows that when this street fills up with cars parking on both sides, it makes it look like rush hour in -- I don't know, Rome, I think. It is virtually impassable, as far as getting the cars around, the people walking around.

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And we -- this was taken yesterday. You have one car parked on each side with the cars fairly far over on the gravel; and we make nine-and-a-half feet between the mirrors and only there for 15 minutes. Virtually every car that passed through was almost impossible for them to pass between our cars. They had to come to virtually a complete stop.

And you are talking about laundry trucks, and food delivery trucks, and ambulances, fire trucks, and what else, materials, school buses, that the issue of any, I repeat any on-street parking is a very serious concern.

And this is a glib statement that

it's going to be very benign compared to a 7/11 or a Marshall Fields or Wrigley Field or something is misleading. It is not treating the community with respect, that we need to be concerned about this issue.

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The issue of not adding any water to the neighborhood seems to be a very seriously problem. This 1.88 acres, about 80,000 square feet, is now 100 percent absorbing water. And if you do real simple math on that drawing, and you are going to see lots and lots and lots of square feet of concrete, they are not going to be absorbing the water; that water is going somewhere.

If there's a retention pond we have questions about the quality, and size of the retention pond, and the severity of the rain it would cover, and also as I say, how it affects the natural water flow of the area.

The issue of 25 cars per day, that's tied to the number of, first of all the building population and we have got a number of these, 56 questions pertain to that.

If you look at the numbers on the

web site of the number of residents and the number of employees for SSL, this \$2 billion a year company, you will notice that they have about, I believe between three and four employees for every five residents. So if they have 52 -- if they have 45 and with 11 of these are double occupancy, so a maximum, say 57 residents, 56 residents, it's possible they have somewhere in the neighborhood of 30 employees. Now they are spread out over shifts and that's fine but there is 30 employees and there is 24 parking spaces.

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And just as an aside, I have seen parking spaces that are nine feet wide and 19 feet long, with 25 feet maneuvering room behind them, which is what's standard like in a shopping mall; and I have seen parking spaces that are eight feet wide and "legal", much smaller because I have seen developers do this, where they draw in the lines a lot closer than what it really looks, to make it look like there's more parking. So I'd be very interested in seeing a fairly large scale design of the parking lot to show how many parking spaces

1 there are.

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I'm also interested in how many parking spaces SSL typically has on their other sites. If you have 30, 40 employees that work in this location, even spreading out over 24/7, you're going to have shift changes. And when you have shift changes, the second shift parks before the first shift leaves.

My concern is, if there is more than zero cars parking on the street, we will have a very serious problem in this neighborhood, something that was 100 percent totally not addressed by all these gentlemen here. And I think that is a very serious concern. And I think that shows the level of interest and that they want to be a good neighbor with us. So I'm concerned about that.

The issue of -- something else they didn't mention in their traffic studies, which was sitting there looking out the window between 7:00 and 9:00, was whether it was on a school day? (Laughter).

Cumnor is a school route for school busses to Roslyn School. We're very proud of

our school. And we are very proud of the busses that go there, that already, already presents a very heavy load on that street, because the street is so tiny.

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And most residents, and we have meetings every month with our residents here, tell us that they are afraid to let their children walk down that street now because of the school buses. And if you add on the laundry trucks and the food delivery trucks and the extra garbage and the employee shifts, and the visitors and on and on and the doctors and ambulances and the fire trucks and everything else, I'm curious as to whether the village has done a traffic study to see what the impact is going to be and the additional impact on the neighborhood.

Now with regards to the issue of ambulance demand, I completely agree with the village that, my gosh, who is going to know better than Lieutenant Klang (phonetic) about how many expected visits per year they have from their ambulances when they have 52,000 residents; and to say, you know, I'm sure it

will just be like everybody else, and there will be fewer in the community. Well that's assuming everybody that comes to this facility comes from Barrington, which again is another speechless argument, totally incorrect and misleading.

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And it seems that SSL working in good faith with the village and the community, it would be appropriate for them to share that information with us, not hide it from us, and use some real nice fancy double talk about how, you know, I'm sure it won't be any worse than anybody else.

The issue of no crime. I certainly agree that the residents will not be any crime, however, they have employees. I'm curious as to whether you do criminal background checks of your employees.

I'm sure people have the newspapers lately about issues of crimes with employees of nursing homes. And I think that's a valid concern; again this being the largest business in our neighborhood.

Use of the valet parking. I think it's a wonderful idea that they looked into the

issue of valet parking with GE. In fact I would like to suggest that we expand that and provide 365 day a year, 24-hour a day additional parking at GE, that this organization actually shift their access road through, either directly through U.S. 14, or through the owner of this parcel, and who also owns GE's lease and has negotiated leases with them, which they say runs for 25 years, to explore the idea of using the access road, because GE already has a stop light, which takes care of all traffic issues, (applause), all traffic issues. Every single traffic issue that we are concerned about will be addressed if their access came off from the west instead of from the east of their parcel. If the parties redesign it, and it will be more money for the architects, but that would solve a huge number of problems for us. I'm not going to go through all the questions. I will hand out a handful of my 56 questions to the audience also, if I may, and also will e-mail it to our RAHA list. We would like to invite -- we're glad there's going to be another meeting.

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1 also be interested, if it would help, to invite 2. SSL to attend a neighborhood meeting in which 3 they could explain our specific neighborhood 4 concerns about problems being off loaded on us. 5 CHAIRMAN BUSH: Can I ask you, 6 Mr. Schmidt, did you not know there was a 7 neighborhood meeting before? 8 MR. SCHMIDT: That's correct. 9 (Audience interruption.) 10 Folks, do you know what, CHAIRMAN BUSH: 11 we need some decorum in the meeting. You are 12 all going to have an opportunity to speak. And 13 if you didn't know, tell me when you come up to 14 the mike. But please don't make it an audience 15 participation. You all get to speak. But we 16 need to have some sense of decorum and move the 17 meeting along. 18 I would like to ask, Mr. Graft, if you would make a commitment to talk to the 19 20 Roslyn Homeowners Association? 21 MR. GRAFT: Absolutely. We would be 2.2 delighted to. 23 CHAIRMAN BUSH: And so, Mr. Schmidt, I 24 would ask you to arrange with Mr. Graft tonight

1	a meeting date at which you can all meet and
2	have this discussion. So that by the time you
3	all come back here on September 13th, your 56
4	questions have been answered. They may not be
5	answered to your satisfaction; if they are not,
6	you are welcome to come back and tell us about,
7	or send a designated party that's going to be
8	here. But we need to know the dialogue occurred
9	from every perspective.
10	So if you would please notify staff
11	of the meeting date and at the end of that, let
12	staff know your impressions, I think Paul would
13	find that useful. And I know the other
14	Commissioners would find that useful as well.
15	MR. SCHMIDT: Thank you very much.
16	CHAIRMAN BUSH: Thank you very much,
17	Mr. Schmidt.
18	MR. SCHMIDT: Thank you.
19	CHAIRMAN BUSH: And do you want us to
20	keep this picture?
21	MR. SCHMIDT: Yes. And if I may, this
22	is a picture more closely of the specific area
23	of maneuverability
24	CHAIRMAN BUSH: Do you want to swap out

1 the pictures. 2. MR. SCHMIDT: Yes. 3 CHAIRMAN BUSH: And then we will make 4 this a part of our record, if that's okay. 5 you can keep -- do you want to take your other one back too. We will keep the larger one. 6 7 Thank you very much. And we will 8 accept your questions and your comments into the 9 record. 10 If you could give one of those 11 pictures to Mr. Graft -- you did already. Thank 12 you very much. I really appreciate that. 13 MR. SCHMIDT: Thank you very much. 14 CHAIRMAN BUSH: Sure, no problem. And I 15 thank you for many coming and giving us your 16 concerns. 17 All right, if you have something to add to what Mr. Schmidt said, I'd be thrilled to 18 19 hear you. Who would like to go first --20 welcome. Name and address when you get to the 21 mike, please. 22 Diane Siracusk, 428 MS. SIRACUSK: 23 Waverly Road, Barrington. I called Governor's 24 Park today and they told me they have 150 places

1 for people to stay there, if they are filled. 2. They have over 100 parking places there. So you 3 can just see the relationship. 4 CHAIRMAN BUSH: I'm sorry, Governors 5 Park told you they have 100 parking places? 6 MS. SARACUSK: Yes, they have 7 approximately 40 plus in the front and more than 8 40 plus in the back, plus there are side parking 9 places where people can easily park and other vehicles going past. 10 11 I have been there many CHAIRMAN BUSH: 12 times and I have never observed that, so that's 13 interesting. I'm going to go back and look. 14 MR. SIRACUSK: Well, I have also been there when the parking lot has been full. And 15 16 this hasn't been on a holiday or special day, 17 it's just been full. So to say that this will 18 never be full is not correct. 19 Also, as far as the design, if you 20 took away these porches, this building could be 21 anywhere. I don't think it really represents 22 Barrington. I don't know who has green roofs in 23 Barrington, I don't know any. I don't really

think it's that great.

1	CHAIRMAN BUSH: Could I ask you to go
2	back to the mike a second.
3	We don't have anything to say about
4	the architectural design of the building
5	MS. SIRACUSK: Well, they made such an
6	issue out of it.
7	CHAIRMAN BUSH: But the Architectural
8	Review Commission might welcome your comments.
9	MS. SIRACUSK: Oh.
10	CHAIRMAN BUSH: And I believe it will be
11	going back to architectural review.
12	MR. EVANS: Yes, generally we wait until
13	after the Plan Commission acts on this,
14	September 15th or so.
15	MS. SIRACUSK: And I also didn't know
16	about that other meeting.
17	CHAIRMAN BUSH: Okay. So if the
18	Architectural Review meeting is the 15th of
19	September, we invite you to go back and give
20	them your comments about the architectural
21	appearance of the building.
22	MS. SIRACUSK: Okay.
23	CHAIRMAN BUSH: And if you have any
24	questions about the exact meeting date, give

1	Mr. Evans a call at the village.					
2	MS. SIRACUSK: Okay.					
3	CHAIRMAN BUSH: Yes?					
4	MS. PHELPS: Hi, my name is Sheila					
5	Phelps. I live at 20826 North Cumnor.					
6	And my concerns mainly are with the					
7	traffic flow that this would present to the					
8	neighborhood. It was already mentioned that					
9	this was the school bus route. It was also					
10	mentioned that staff lets out between 2:30 and					
11	4:00. It needs to be noted that school lets out					
12	at 3:35. So when staff is letting out, that is					
13	when the school buses will also be going out.					
14	And I would wonder if they could					
15	provide exactly how much staff there is, how					
16	much is actually going to be there.					
17	CHAIRMAN BUSH: That would be great					
18	question for you I assume you're going to be					
19	at neighborhood meetings?					
20	MS. PHELPS: I'm not part of RAHA, but					
21	I'll go there.					
22	CHAIRMAN BUSH: But if you talk to					
23	Mr. Schmidt and get the place and location, the					
24	date, and be sure you can be there as well.					

MS. PHELPS: And in the notice for the public hearing tonight, I totally agree with, you know, I'm sure Barrington encourages development along Route 14, however my viewpoint is not on 14. It's about Cumnor, the residential, not on 14.

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And my big point would be that -my big criteria would be, either change the
access or the parking, when you enter on to
Cumnor, you are going to be approaching a
parking lot. And the parking, both entrances
for getting into the parking much further extend
beyond any of the other businesses along 14.
They only extend as far as the alleyways.

If you look at one of the pictures, the diagram, the entrances are beyond there.

They are not in the residential neighborhood for entering into the building.

And I also feel the traffic issue would be impacted by the employees using Roslyn or the Roslyn neighborhood but as a cut-through. Trying to get across 14, whether the staff is out at 6:30 or 8:00 o'clock, both my husband and I leave at those hours, traffic is horrendous

getting across 14.

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I go down Roslyn or Waverly to get to 59. And I live in the neighborhood. The employees are going to do the same thing. So if they don't change, there needs to be a, no left turn into the neighborhood sign, put up on those exits so people cannot get into the neighborhood.

And somebody compared a story -actually I was talking to my girlfriend that
lives in the city and they had just rezoned her
neighborhood. And now at 6:30 in the morning,
the garbage trucks back up under her window. I
don't know the two people that live right north
of the facility but that's where the refuse is,
the entrance for the garbage. So they are going
to have garbage trucks backing up to their
houses now to collect garbage or delivery trucks
using that one entrance. That, I think that's a
big detriment to the value of those people's
homes right there.

The other question I have is, how does rezoning this parcel of land impact the other parcel of land north as part of the lease,

is that going to have any precedent set, so now there could be another multi-family, I know there was a statement made that they would strongly encourage -- I forget the word, strong intense use of further things -- I forget the word, strongly encourage development, or something like that, of the open areas. I would question what further use and how is that going to impact the other open land down the road to the 25 year lease, would there be any impact for that.

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And also I have attended Village
Board meetings in the past year because of
concern with the traffic flow. There have been
IDOT studies done in Roslyn, stating that it is
not safe for kids to walk to Roslyn because
there aren't unsafe thoroughfares with
sidewalks.

I know the village installed a very small sidewalk right in front of Roslyn last year and they're waiting to see settlement and other issues, whether they expand it. But the impact of having trucks now in the neighborhood, I mean, I don't let my kids ride their bikes in

1 the street because it's just not safe. And any 2. additional truck traffic I think would be a 3 detriment to the neighborhood. 4 That's it. Thank you. And I also 5 did not get a notice of the first one. 6 CHAIRMAN BUSH: Be sure to talk to 7 Mr. Schmidt to find out the date of the meeting, 8 so that you can get to that meeting. 9 MS. PHELPS: Thank you. 10 CHAIRMAN BUSH: And I would encourage 11 those of you, even if you're not a member of the 12 homeowner's association, I would encourage you 13 to try to go to that meeting so you can get more 14 one-on-one time with the developer than you are 15 ever going to get at any of these meetings. 16 So anybody else wish to make 17 comments tonight -- sure. 18 MS. MANSON: My name is Chris Manson. 19 And I live at 640 Cumnor Avenue. And I also 2.0 have a business at 440 West Northwest Highway. 21 And having my neighborhood just bring up the 22 fact that, I'm the person that is going to be 23 impacted living next to this facility, and my

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concerns are --

1 CHAIRMAN BUSH: Are you across the 2. street? 3 MS. MANSON: I'm next to it. 4 CHAIRMAN BUSH: Okay, one of the 5 properties to the north? 6 MS. MANSON: Correct. 7 And I would like to ask these folks 8 to look at my property before the facility is 9 built and evaluate it, if that would be possible and what impact this facility being built there 10 11 is going to have on my property. I'm sure there 12 is going to be an impact, either (a), better or 13 worse. 14 And also we have some concerns 15 about my business, the traffic and the parking 16 because we have an overflow of parking from 17 adjacent businesses already in our business 18 parking lot that we have tried to address, and 19 that's very difficult, this type of thing. 20 And I'm sure that all the other 21 folks here tonight, I mean look at the turnout 22 we have, and they have concerns. So those are 23 my concerns. And I hope that the planning and

building and zoning are here to protect us.

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1	we hope that you folks can do the job, thank					
2	you.					
3	CHAIRMAN BUSH: Will you be sure to talk					
4	to Mr. Schmidt about getting to that meeting as					
5	well?					
6	MS. PHELPS: Absolutely.					
7	CHAIRMAN BUSH: Good, thank you. Yes?					
8	MR. JOHNSON: My name is Don Johnson. I					
9	live at 734 Bryant Avenue, a couple quick					
10	comments, please.					
11	Number one, I had the honor of					
12	serving as a Village Trustee from 1977 to 1985.					
13	And Number two, I wasn't advised of					
14	this earlier meeting either.					
15	But if I can add to a question that					
16	was raised, if I remember design charts					
17	correctly, the water and sewer impact would					
18	approximate 100 gallons per person per day.					
19	Thank you.					
20	CHAIRMAN BUSH: Thank you. It's almost					
21	9:00 o'clock. And that's our typical quitting					
22	time.					
23	Is there anybody else who really					
24	needs to speak tonight because they won't be					

1	able to come to another meeting, or don't feel					
2	they can wait to make their comments okay.					
3	Would you, you actually have to go to the mike,					
4	I'm sorry.					
5	MR. DUKE: Point of order on the next					
6	meeting, will it be the 23rd, or will it be					
7	definitely the 13th?					
8	CHAIRMAN BUSH: It will be the 13th.					
9	MR. DUKE: This issue will not come up					
10	again on the 23rd?					
11	CHAIRMAN BUSH: The 23rd we have another					
12	hearing scheduled.					
13	MR. DUKE: A different issue?					
14	CHAIRMAN BUSH: On a completely					
15	different issue.					
16	MR. DUKE: Winston Duke, 132 Walton,					
17	attorney representing Chris Manson, who just					
18	spoke, and also myself as an individual.					
19	Chris would also, like to also					
20	mention, she supports others that have spoken on					
21	the flipping, not redoing the architecture but					
22	perhaps a flipping of the access to the other					
23	side. So the building, you don't have to					
24	redesign the building, you just negotiate with					

1 GE and try to get the refuse, the dump trucks, everything flipped, just again endorsing what 2. 3 Mr. Schmidt and others have said. 4 And one of the things I would like 5 to ask Mr. Graft. We have Woods, we have 6 Garlands, now we will have another, is this a --7 is Barrington a magnet for these kinds of 8 facilities? Is this unusual density in -- not 9 that I do not want to see proper care of the elderly, but is this unusual? It seems a little 10 11 unusual to me but I'm not sure. 12 CHAIRMAN BUSH: You know Lake Barrington 13 Woods is not in the village? 14 MR. DUKE: I know. But it's on 14. It's on 14. Why would you want things on 14? 15 16 Why would you want it inward somewhere else? 17 It's just an interesting comment, thank you. 18 Mr. Duke, comment as a MR. GRAFT: 19 citizen as opposed to an attorney for Sunrise. 2.0 I sit on the governing counsel, the 21 Board of Directors of Good Shepherd Hospital, 22 and it's not proprietary that I can say that the 23 demographics of Barrington and the BACOG area 24 are aging at a faster rate than the demographics

of the United States. And we are seeing at the hospital, it's the need, it's the reason for the need for the cardiac care center, which just was approved and built and it's been open a year and one month, and the outpatient care facility.

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The Barrington area in part is just affluence, the age of residents and how long they have been here. The fact that it's a desirable community, we're aging faster. We are also not as affordable. And I'm not making a political statement, but we're not as affordable as other communities and so it's harder for younger people to come into this community and afford the property values.

So from the hospital's perspective, I think it summarizes probably the Garlands and everyone else. There are lots of high paid consultants that have placed people like the Garlands over there, it's needed. We are aging at a faster rate than the northwest suburbs. We are aging at a faster rate than the state of Illinois and the United States. So that's a function of demographics.

I would say it's probably the same

thing with the banks in town. I saw the village survey that came up, too many banks. But we -- they are serving a need. They wouldn't open up if there weren't a need so --

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CHAIRMAN BUSH: One thing I would like to do, we are going to close public comment for tonight. We will certainly re-open it at our next meeting, which will be September 13, 7:00 o'clock right here.

So once again what I would like to do and ask staff's indulgence to do this, is to give some comment or some feedback back to the petitioner tonight from us so that you have a clue what we are thinking and what our concerns are. So that you can come back more prepared to deal with us at the next meeting.

MR. GRAFT: Thank you, very much.

CHAIRMAN BUSH: So John, do you want to start?

COMMISSIONER PATSEY: I would like to get my questions answered. I'm concerned about the density, this versus the Garlands. It seems very dense to me. And I would -- that's really the question Paul is going to have to answer for

 $1 \mid me.$

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And I am very concerned about the water and sewer impacts, what that is going to mean to our infrastructure, not only questions for you but --

MR. GRAFT: Thank you.

CHAIRMAN BUSH: Questions, comments?

COMMISSIONER HOGAN: I'm certainly interested in the impact on Cumnor Road based on the concerns of the neighbors. And I also am interested in having staff's inquiries responded to with respect to the impact fee issue.

I recognize the logic of a lot of the positions that you have raised on that issue, but I think it is important that there be complete information and the village hasn't yet, so I would be interested in making some progress on that issue.

MR. GRAFT: Thank you.

COMMISSIONER McCAULEY: Without having any idea of what is practical, what's not practical. And certainly the concept of access from some place besides Cumnor would be a very complete solution to the neighborhood problems,

1 at least to the traffic problem.

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And beyond that I don't have too much to add to what the other Commissioners have mentioned.

MR. GRAFT: Thank you.

CHAIRMAN BUSH: Well, I have lots to say, because I always do.

I want to thank the residents for coming tonight. You have certainly given us something to think about that we hadn't thought of. We could drive by your site 100 times but until you live there, you don't have nearly the same concerns.

And thank you for bringing us the representation about the width of the street.

You can drive down the street a million times; but until you see it parked with people standing in the street, have no idea how narrow it is.

We had lots of neighborhood developer issues, believe me. We have had some that were so big we had to move to other venues like schools so we had enough space for everybody to be present at the same time. I encourage you all to meet with the developer,

air your concerns and hear what he has to say.

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Conceptually I think this is a good project. I think there is a place in the community for this project, but you have some miles to go. You need to meet the residents and residents, you need to meet the developer. You all need to be able to, in my business, and I'm a divorce layer, so God knows nobody is ever happy with me, but a good agreement is one that no one loves but everyone can live with. And you all, developer and residents, need to find an agreement that you can live with. You don't have to love it, but you do have to be able to tolerate it.

So I encourage you all to go forth and work on that. And I hope that we come back on the 13th, Mr. Schmidt is able to report to me, and so is Mr. Graft, that there is a meeting of the minds on some issues.

I think you have valid points about deliveries and on-street parking, and delivery hours, and parking spaces and not over parking it. And I certainly understand what you are saying about cut-through traffic. I live on

Dundee Avenue and when high school starts, I
can't back out of my driveway. I have to
rearrange my garage so I can drive into traffic,
not back into it. I feel your pain.

And we all need to work together to
make something that we can live with. So we are

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make something that we can live with. So we are going to take this up again on the 13th. We will take as many meetings to resolve these issues as we need to.

Everyone who needs to speak will be heard, the developer as well, village as well. We had need to come to a resolution. So lets do our best to do that as good residents of the community, and try to find something that we can all live with, including the Commission; so that we can pass the Village Board something that they can understand, endorse, and have seen the work product that we are all going to generate.

On that, I would close -- I would accept a motion to close the hearing tonight and continue it until September 13th.

COMMISSIONER McCAULEY: So moved.

CHAIRMAN BUSH: A second for that?

COMMISSIONER PATSEY: I'll second.

CHAIRMAN BUSH: All in favor?
(Chorus of ayes.)
CHAIRMAN BUSH: Anyone opposed?
(No response.)
All right, continued to
September 13th.
We are going to respectfully give
you a few minutes to clear the room. And then
we are going to take up the rest of our agenda
items. You don't care about our minutes.
(Whereupon the public hearing on
this matter adjourned to
September 13, 2005, at 7:00
p.m.)

1	STATE OF ILLINOIS ()
2	COUNTY OF L A K E)
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6	I, Carla P. Letellier, a Certified
7	Shorthand Reporter of the State of Illinois, CSR
8	No. 084-003315, do hereby certify that I
9	reported in shorthand the proceedings had in the
10	aforesaid matter, and that the foregoing is a
11	true, complete and correct transcript of the
12	proceedings had as appears from my stenographic
13	notes so taken to the best of my ability.
14	
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17	CERTIFIED SHORTHAND REPORTER
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